



## MEETING MINUTES

BOARD OF SUPERVISORS, COUNTY OF MONO  
STATE OF CALIFORNIA

**Special Meeting**

Lee Vining Community  
Center, Lee Vining, CA  
93541

**February 17, 2009**

6:10 PM Meeting Called to Order by Chairman Reid  
Pledge of Allegiance led by Supervisor Bauer

### **OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE BOARD**

*No one spoke.*

### REGULAR AGENDA

#### COUNTY ADMINISTRATIVE OFFICE

- 1a) Workforce Housing Update (**Mary Booher**) - Receive presentation by Mary Booher regarding the status of Workforce Housing in Lee Vining. Provide any desired direction to staff.

**Action:** Provide any desired direction to staff.

Mary Booher: Provided an update about the status of workforce housing in Lee Vining:

- The RPAC reviewed several sites and held an open house in December.
- The RPAC narrowed the sites down to three: 1) a site near the community center (which would impact the view shed and the houses would overlook the sewer ponds); 2) a site near the high school (the community likes this site but Eastern Sierra Unified School District has not shown an interest in partnering); 3) move the county yard and use this site (although it is on the highway).
- The RPAC wants the housing to be used by people who work in Lee Vining, rather than provide housing for people who work outside the area.
- A lot of public employees could qualify for housing.
- The RPAC has discussed the type of housing construction and costs, and has talked about income eligibility.
- The RPAC believes now is the time to act, and is considering pre-qualifying potential buyers to better understand the type of housing needed, and mitigate the County's risk.
- The RPAC met with the Forest Service to discuss the potential for sharing seasonal housing; Forest Service administrative sites can be used for housing. The process is a little less onerous than a land exchange.

Chris Lizza: Made the following comments:

- Mammoth Lakes Housing is interested in assisting with the project.
- The RPAC wants people to purchase the homes because this provides a step up from renting and frees up rental units.
- The original site plan includes four units.
- The County yard won't work well as a residential property since it is on the highway.

Paul McFarland: Several people in the community may decide to leave if they cannot afford to purchase a home.

Board Comments:

- Supervisor Hazard: There are some issues when people have multiple incomes; he suggested considering just a primary income for qualifying purposes. Booher: This issue could perhaps be addressed through housing mitigation fees. Booher will schedule a discussion for the housing authority.
- Supervisor Farnetti: Supports the project. It is helpful, too, that the community supports the project since this can present challenges otherwise.
- Supervisor Hunt: Creating a housing needs assessment can be difficult; Mammoth Lakes Housing is waiting to assist with this project. Also, the RCRC is a good resource
- Supervisor Hazard asked about expanding Mono City. Lizza: The RPAC is focused on properties in Lee Vining. Zane Davis: Price in Mono City is the main issue; all the lots are owned and the homes for sale are expensive.

## COUNTY COUNSEL

### **Additional Departments:** Economic Development

2a)

Informational Presentation re Proposed Hydroelectric Project in North Mono Basin (**Kelly Sackheim**) - Receive informational presentation by Kelly Sackheim of KC, LLC, regarding the concept of developing an additional hydroelectric power plant in Northern Mono Basin that would utilize the County's Virginia Creek water rights for Conway Ranch. KC, LLC has a preliminary permit from FERC to study the feasibility of such a plant. Note that this is only a conceptual proposal by KC, LLC. The County has not made any decisions or representations regarding its willingness to allow such use of County water rights.

**Action:** Informational only.

Richard Ely and Kelly Sackheim gave a presentation about their preliminary application:

- The process will involve a lot of community input.
- Two preliminary applications for projects in Mono County have been filed. This will allow for a three-year study period after which time license applications will be prepared. FERC will ultimately decide whether or not to grant approval. This is a highly regulated process.
- Three broad objectives applicable to the proposed project: 1) Improve the existing diversion, which would increase the beneficial use of scarce water by reducing losses through evaporation and percolation. 2) Introduce "green" hydropower generation. 3) Strive to improve water quality on Conway Ranch.
- Outlined the area on a map. It appears water could be diverted far upstream to maximize pressure; this will require environmental studies. There is some concern on BLM land about impacts to riparian corridors. The pipe would be 8-10 inches in diameter and would be buried.

- Construction impacts are temporary. Will work with the community about aesthetic concerns pertaining to the power house.
- Potential power generation is 500 kW for six months of the year (4 million kW hours that would provide power to 500 homes). The project would be contributing green power to the grid.
- Funding sources include increased lease revenue from Conway due to more water and a longer grazing period; NRCS funding for 50% of the pipe cost; potential for other grants.
- The system would be cared for manually. It would also be self regulating to avoid too much water going through; excess water would stay in the stream.
- The preliminary study takes about 2.5-3 years; it may find the project is not economical.

Board Comments:

- Supervisor Farnetti: Asked if the County has an obligation to allow the use of its water rights. Marshall Rudolph: No, the company would have to persuade the County. Ely: The County's share of the profits would be negotiable.
- Supervisor Hazard: A lot of issues need to be addressed and the public process will do that.
- Supervisor Bauer: Asked about the possibility of extending the pipe to the aquaculture operation on Conway Ranch. Ely: There are a couple of problems with doing so—water would have to travel uphill and extending the pipe that far would be expensive.
- Supervisor Hunt: Asked if there would be any way to keep the power in the local community. Ely: A municipal area could retain the power; otherwise, this would require state legislation.

Chris Lizza, Zane Davis and Paul McFarland: Asked about the impact to the aspen groves by changing the diversion. Ely: Preliminary indications are that the water for the aspens is a different source.

ADJOURN: 7:50 p.m.

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